LOTS 13 14 & 15
IN OR 1408/1913
KARA ACRES UNR SUB

DERAY WESLEY & GEORGETTE
27378 KARA CIRCLE
HILLIARD, FL 32046

2025

05-3N-24-2330-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

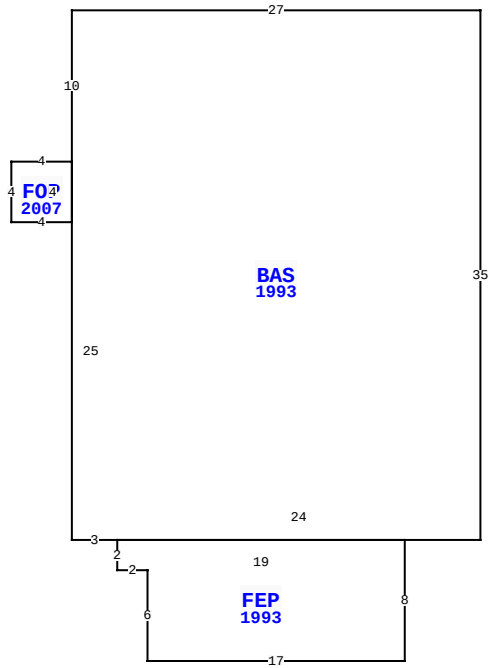
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	945	100	1993	945	88,797
FEP	140	80	1993	112	10,524
FOP	16	30	2007	5	470
TOTALS	1,101			1,062	99,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,062	122.4300	122.43	130,021	1960	1960	0	0	0	23.25	76.75

1 SINGLE FAM – 100% - 2011 Heated Area: 945 HX Base Yr 2011



27378 KARA CIR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		99,791
TOTAL MARKET OB/XF VALUE		2,772
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		162,563
SOH/AGL Deduction		78,293
ASSESSED VALUE		84,270
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		33,548
TOTAL JUST VALUE		162,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1408/1913	5/02/2006	WD	Q	I		86,000
GRANTOR: KASTNER DAVID J & DAL						
GRANTEE: DERAY WESLEY & GEOR						
0204/0561	1/01/1975	WD	Q	V		4,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 S10 FOP=[YR=2007] W4 S4 E4 N4$ S25 E3
FEP=[YR=1993] S2 E2 S6 E17 N8 W19$ E24 N35$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1960	1960	3	21	420	
2	1243	WD DECK F	0	100	0	0	700.00	SF	4.80	4.80	100	2016	2016	3	70	2,352	

LAND DESCRIPTION

TOTAL OB/XF 2,772

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	RM	0.00	0.00	3.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	60,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS